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SUFFOLK COUNTY CLERK

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RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DEED **Recorded: 06/10/2008**
Number of Pages: 4 **At: 10:24:41 AM**
Receipt Number : 08-0054972
TRANSFER TAX NUMBER: 07-28899 **LIBER: D00012554**
PAGE: 002

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District:	Section:	Block:	Lot:
0100	136.00	03.00	040.000

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EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: $305,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$12.00	NO	Handling	$5.00	NO
COE	$5.00	NO	NYS SRCHG	$15.00	NO
EA-CTY	$5.00	NO	EA-STATE	$75.00	NO
TP-584	$5.00	NO	Notation	$0.00	NO
Cert.Copies	$0.00	NO	RPT	$30.00	NO
Transfer tax	$1,220.00	NO			
			Fees Paid	$1,372.00	

TRANSFER TAX NUMBER: 07-28899

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County

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1 2

Number of pages 4

This document will be public record. Please remove all Social Security Numbers prior to recording.

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RECORDED
2008 Jun 10 10:24:41 AM
Judith A. Pascale
CLERK OF
SUFFOLK COUNTY
L D00012554
P 002
DT# 07-28899

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

3 FEES

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Page / Filing Fee
Handling 5.00
TP-584
Notation
EA-52 17 (County) Sub Total
EA-5217 (State)
R.P.T.S.A. 20
Comm. of Ed. 5.00
Affidavit
Certified Copy
NYS Surcharge 15.00
Other
Sub Total
Grand Total 152-

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SUFFOLK COUNTY STATE NEW YORK

Mortgage Amt.
1. Basic Tax
2. Additional Tax
Sub Total
Spec./Assit.
or
Spec. /Add.
TOT. MTG. TAX
Dual Town ____ Dual County ____
Held for Appointment
Transfer Tax 1220-
Mansion Tax

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES ____ or NO ____
If NO, see appropriate tax clause on page # ____ of this Instrument.

4 Dist. 0100 Section 13600 Block 03.00 Lot 040.000

5 Community Preservation Fund

Real Property Tax Service Agency Verification
08013663 0100 13600 0300 040000
PTS RRSK A 09-JUN-08

Consideration Amount $ 305,000-
CPF Tax Due $

Improved
Vacant Land
TD
TD
TD

6 Satisfactic

Robert Shenahan, Esq.
686 Broadway
Massapequa, NY 11758

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information
Co. Name Land Owners Abstract
Title # L16664S

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:
(SPECIFY TYPE OF INSTRUMENT)

Robert W. Gerdis
Lynn A. Gerdis

TO

Brian Napolitano
Michelle Evanson

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

In the TOWN of Babylon
In the VILLAGE or HAMLET of West Babylon

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

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IMPORTANT NOTICE

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If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

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Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

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Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

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Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

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Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,

Judith A. Pascale

Judith A. Pascale
Suffolk County Clerk

dw
2/99

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WCBZ

Standard N.Y.B.T.U. Form 8002 Bargain and Sale Deed, with Covenant against Grantor's Acts-Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 30th day of May, Two Thousand and Eight
BETWEEN

ROBERT W. GERDIS and LYNN A. GERDIS,

residing at 144 17th Street, W. Babylon, New York 11704

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party of the first part, and

BRIAN NAPOLITANO and MICHELLE EVANSON, as joint tenants with rights of Survivorship.

residing at 157 Farber Drive, W. Babylon, New York 11704

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party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Not For Legal Use

District:
0100

Section:
136.00

Block:
03.00

Lot:
040.000

SCHEDULE "A" ANNEXED HERETO

BEING the same parcel conveyed by Deed dated 8/11/99 and recorded 8/23/99 in the Office of the Clerk of the County of Suffolk in Liber 11984, page 374 and being known as 144 17th Street, W. Babylon, New York 11704. The premises is entirely owned by the transferors.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

WITNESS

ROBERT W. GERDIS

LYNN A. GERDIS

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Acknowledgment taken in New York State

STATE OF NEW YORK, COUNTY OF Suffolk **ss:**
On the 30th day of May in the year 2008, before me, the undersigned, personally appeared

ROBERT W. GERDIS and LYNN A. GERDIS

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JILL LINDEN
Notary Public, State of New York
No: 4543189
Qualified in Suffolk County
Commission Expires June 30, 1999

NOTARY PUBLIC

Acknowledgment by Subscribing Witness Taken In New York State

STATE OF NEW YORK, COUNTY OF **ss:**
On the day of 20 , the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say that he/she/they reside(s) in

that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that the subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her their name(s) as a witness thereto.

NOTARY PUBLIC

Acknowledgment taken in New York State

STATE OF NEW YORK, COUNTY OF **ss:**
On the day of in the year , before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

Acknowledgment taken outside New York State

***STATE OF , COUNTY OF** **ss:**
***(or insert District of Columbia, Territory, Possession or Foreign Country)**
On the day of in the year , before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgment was taken).

NOTARY PUBLIC

Bargain and Sale Deed
With Covenant Against Grantor's Acts
TITLE NO. L16664S

DISTRICT
SECTION
BLOCK
LOT
COUNTY OR TOWN **Suffolk**

ROBERT W. GERDIS and LYNN A. GERDIS

TO

BRIAN NAPOLITANO and MICHELLE EVANSON

RETURN BY MAIL TO:

ROBERT SHANANHAN, ESQ.
686 Broadway
Massapequa, New York 11758

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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Underwriter No. STEWART

Title Number L16664S

Schedule A Description

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ALL that certain plot, parcel, piece of land with the buildings and improvements thereon erected situate, lying and being in the Town of Babylon, County of Suffolk and State of New York, being known and designated as Part of Lots 75 and 76 on a certain map entitled, "Map of Legion Park, Section No. 1; situated in the Town of Babylon, Suffolk County, Long Island, surveyed by T.F. Selvo, Licensed Land Surveyor, Merrick, Long Island" and filed in the Office of the Clerk of the County of Suffolk as Map No. 1640 on July 26th, 1948, and being more particularly bounded and described as follows:

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BEGINNING at a point on the southerly side of 17th Street, distant 360 feet easterly from the corner formed by the intersection of the southerly side of 17th Street with the easterly side of 14th Street;

RUNNING THENCE easterly along the southerly side of 17th Street, 60 feet;

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THENCE southerly at right angles to the southerly side of 17th Street, 125 feet;

THENCE westerly and parallel with the southerly side of 17th Street, 60 feet;

Not For Legal Use

THENCE northerly and again at right angles to the southerly side of 17th Street, 125 feet to the southerly side of 17th Street at the point or place of BEGINNING.